

16-502 DISTRICT "RE" RESIDENTIAL ESTATES DISTRICT.

- 502.1 INTENT. The zoning of property as RE, Residential Estates District, is intended to provide for single-family detached dwellings at a density not to exceed one dwelling unit per acre and other selected uses which are compatible with the large-lot/low-density residential character of this district. Property zoned RE should include only those tracts which abut or are in close proximity to existing large-lot single-family development and which have an established neighborhood character of single-family dwellings on large lots containing a minimum of one acre. Land considered for the RE District should also include only that land which, due to its location or the conditions resulting from adjacent large-lot residential development, will not be provided public sanitary sewers within a reasonable period of time.
- 502.2 PERMITTED USES. No building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the following uses:
- A. Agricultural uses;
  - B. Dwellings, one family;
  - C. Churches and publicly-owned and operated community buildings, public museums, public libraries;
  - D. Public parks and playgrounds, including public recreation and service buildings and publicly-owned swimming pools;
  - E. Private parks, playgrounds, swimming pools, tennis courts, clubhouses and other recreation facilities within a subdivision for the use of subdivision residents;
  - F. Public schools, and private schools with a curriculum equivalent to that of a public school, and institutions of higher learning, including stadiums and dormitories in conjunction therewith, if located on the campus;
  - G. Golf courses and clubhouses appurtenant thereto (except miniature golf courses, driving ranges, and other similar activities operated as a business).
- 502.3 INTENSITY OF USE REGULATIONS.
- A. MINIMUM LOT AREA: One acre (43,560 square feet)
  - B. MINIMUM LOT WIDTH: 125'
- 502.4 HEIGHT REGULATIONS.
- A. MAXIMUM STRUCTURE HEIGHT: 35'
- 502.5 YARD REGULATIONS.

A. FRONT YARDS: Minimum of 50'

B. SIDE YARDS: Minimum of 25'

C. REAR YARDS: Minimum of 75'

502.6 PARKING REGULATIONS. Four off street parking spaces shall be provided for each single family dwelling at least one of which shall be in a garage. All driveways shall be a minimum of 18 feet in width. (Ord. 1804, Sec. 1)

502.7 SIGN REGULATIONS. See Article 12.

502.8 LANDSCAPING. None required.